

Checklist: N5 Notice — Reason 2

Use this checklist if your landlord gave you an N5 Notice to End Your Tenancy **and they checked Reason 2: undue damage.**

If you answer **No** to any of the questions on this list, this might show a problem with the eviction notice. Make sure you raise it at any hearing or settlement meeting. If a question does not apply to you, leave it blank.

This is not a complete list of every reason you could use to fight the eviction notice.

It is best if you can get legal help before a hearing or settlement meeting.

Yes	No	Details in the N5 notice
<input type="checkbox"/>	<input type="checkbox"/>	Does the notice show your correct street address and unit number?
<input type="checkbox"/>	<input type="checkbox"/>	Is the notice signed by the landlord or the landlord's agent?
<input type="checkbox"/>	<input type="checkbox"/>	Does the notice give details about the damage?
<input type="checkbox"/>	<input type="checkbox"/>	Does the notice say when the damage happened?
<input type="checkbox"/>	<input type="checkbox"/>	Does the notice say who caused the damage?
<input type="checkbox"/>	<input type="checkbox"/>	If it was not a member of your household, does the notice say you allowed that person onto the property?
If this is your first N5 in 6 months		
<input type="checkbox"/>	<input type="checkbox"/>	Is the termination date on the notice at least 20 days after the notice is dated?
<input type="checkbox"/>	<input type="checkbox"/>	Does the notice say how much it would cost for the landlord to get the damage fixed?
<input type="checkbox"/>	<input type="checkbox"/>	Does the notice give you at least 7 days to "void" the notice by fixing or paying for the damage?
<input type="checkbox"/>	<input type="checkbox"/>	If the landlord has filed an L2 application with the Landlord and Tenant Board, did they file after the 7 days?

- | Yes | No | If this is your second N5 within 6 months |
|------------------------------------------|--------------------------|-----------------------------------------------------------------------------------------------------|
| <input type="checkbox"/> | <input type="checkbox"/> | Is the termination date on the notice at least 14 days after the notice is dated? |
| <input type="checkbox"/> | <input type="checkbox"/> | Does it say the damage happened within 6 months after the landlord gave you the previous N5? |
| Landlord's application to the LTB | | |
| <input type="checkbox"/> | <input type="checkbox"/> | Was the L2 application filed within 30 days after the termination date in the notice? |

For legal advice:

- Find your local community legal clinic by calling Legal Aid Ontario at **1-800-668-8258**
- Contact tenant duty counsel at **tdc.acto.ca** or **1-877-374-0391**
- Call Pro Bono Ontario's free legal advice hotline at **1-855-255-7256**



Visit www.stepstojustice.ca for more information about housing law. This is general information for people in Ontario, Canada. It is not intended to be used as legal advice.

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